

COMM AT SE COR OF NW1/4 OF NE
1/4, RUN W 45 FT FOR POB, CONT
W 286.76 FT, N 246.48 FT, EAST

GIBBS BARBARA B
105 ALDEA DR
SEBASTIAN, FL 32958

2025

01-5S-16-03387-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,470
FEP	160	85		136	2,524
UOP	28	25		7	130
TOTALS	860			815	15,123

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	8	10	80.00	UT	5.00
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.46

REVIEW DATE 08/13/2019 BY KR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	815	77.3100	46.39	37,808	1971	1971	0	0	0 60.00	40.00
1 MOBILE HME - 0% - 0 Heated Area: 672 HX Base Yr											
311 SW FINLEY LITTLE LN, LAKE CITY											

TOTAL OB/XF									
7,330									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	8	10	80.00	UT	5.00
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

TOTAL OB/XF															7,330	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
A-1	0.00	0.00	1.46	AC		1.00	1.00	1.00	18,000.00	18,000.00						

Total Acres: 1.46 Total Land Value: 26,280 Market: 0 Agricultural: 0 Common: 26,280

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 3					Tax Dist:			
BUILDING MARKET VALUE					15,123			
TOTAL MARKET OB/XF VALUE					7,330			
TOTAL LAND VALUE - MARKET					26,280			
TOTAL MARKET VALUE					48,733			
SOH/AGL Deduction					4,197			
ASSESSED VALUE					44,536			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					44,536			
TOTAL JUST VALUE					48,733			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					41,359			
XFOB:1:1: VAN DYKE M H								

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W36 UOP= N4 W7 S4 E7\$ W20 S12 E31 FEP= S10 E16 N10 W16\$ E25 N12\$.									

BUILDING NOTES									

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